

# INVESTMENT READY SITE



2855 Dodge Drive, Windsor, Ontario, N9C 4J3

A 26-acre fully serviced industrial site on Dodge Drive in Windsor, Ontario, located within 6 km from Highway 401 and within 12 km from two Windsor-Detroit border crossings. Zoned for a wide range of industrial and manufacturing uses, with zero development charges, the property is surrounded by the Stellantis Windsor Assembly Plant, the future Stellantis-LG EV battery manufacturing facility, and numerous other automotive supply chain companies, including HBPO Canada Inc. and Cassens Transport.

## KEY HIGHLIGHTS

**Lot Size:** 26 acres, 10.52 hectares  
**Depth:** 550 metres  
**Frontage:** 609 metres  
**Services:** Full municipal services  
**Zoning:** MD 1.7 (Manufacturing District, Industrial)

## PERMITTED USES

- » Manufacturing Uses
- » Industrial Uses
- » Warehousing and Self-Storage
- » Industrial Research & Development

## UTILITIES

- » Existing 27.6 kV primary conductor along the West and South side of the property, serviced by Enwin Utilities.
- » Existing 200 mm water main and an existing 675 mm reinforced concrete sanitary sewer, both located on Plymouth Drive.
- » Existing 16" natural gas pipeline South of the property, that is rated to operate at up to 4140 kPag of pressure, serviced by Union Gas.
- » Site is serviceable by fibre optics and telecommunications provided by Bell Canada.



The first of its kind in Canada, **ONTARIO'S INVESTMENT READY: CERTIFIED SITES** represent pre-qualified industrial properties that have met a consistent set of stringent standards. Proactive due diligence has been performed, confirming site viability to make the decision-making process easier and faster for investors and site consultants.

Ontario is a place where businesses can expand and thrive, unencumbered by excessive red tape and over regulation. **Ontario is open for business.**

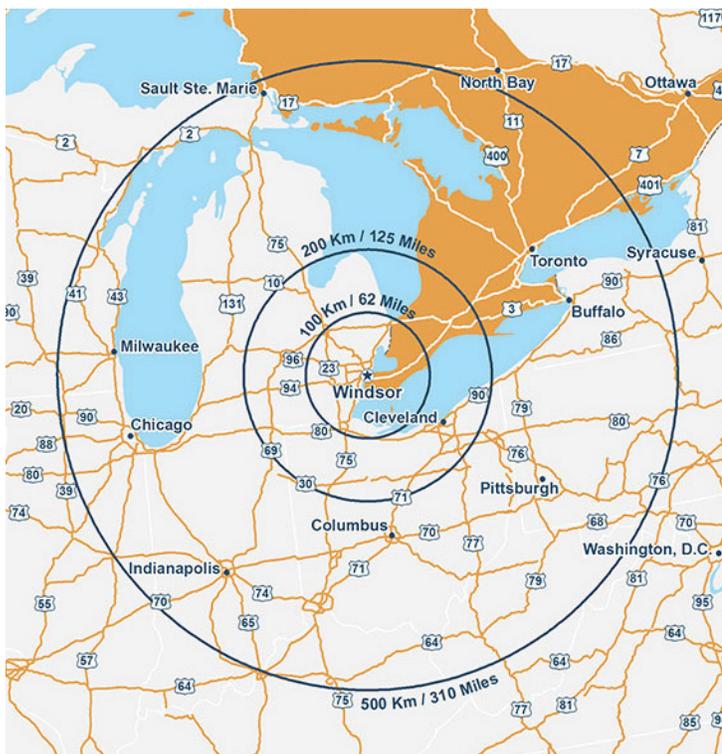
## FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

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# THE WINDSOR ADVANTAGE

- » With a population of over 229,000, Windsor is home to one of Canada's largest urban centre manufacturing clusters. Windsor is a major contributor to Canada's automotive industry and is an international hub for automation. More than 300 companies in the region engineer, design, and produce cutting-edge industrial manufacturing systems across many sectors of Canada's economy.
- » The city offers an experienced and skilled workforce from diverse industries, including advanced manufacturing, clean technologies, life sciences, and major educational institutions. It is also emerging as an important centre of EV battery manufacturing, with work underway to build Ontario's first Gigafactory.
- » As much as \$500 million in international trade crosses the Windsor-Detroit border every day, all heading to consumer-rich markets across North America. The Windsor-Essex region boasts a very significant cross-border logistics industry that facilitates access to U.S. and international markets. As Canada's gateway to the United States-Mexico-Canada Agreement (USMCA) Trade Corridor, Windsor provides unparalleled exposure and easy access to major air, rail, and highway links on both sides of the Canada-U.S. border, making this city significantly desirable for commercial access to Canadian and North American markets.
- » Windsor is within the larger Windsor-Essex region, a designated Foreign Trade Zone (FTZ) that provides local companies with access to a single-window service of government programs and services that can help local firms boost their exports to create more jobs at home.
- » The City of Windsor is committed to supporting business growth through its Community Improvement Plan program, offering tax-increment based grants for eligible businesses that retain or create jobs, as well as waiving development charges for industrial uses.



## TRANSPORTATION

- » Located within 1 km from E.C. Row Expressway
- » Located 6 km from Highway 401
- » Located 7 km from Windsor International Airport
- » Located within 12 km from two Windsor-Detroit border crossings

## TRAVEL TIMES BY CAR TO WINDSOR, ONTARIO

Detroit	15 minutes
London	2 hours
Toronto	3.5 hours
Chicago	4.5 hours

## US/CANADA BORDER DISTANCES

Detroit Windsor Tunnel	9 km/ 5.6 miles
Detroit – Ambassador Bridge	12 km / 7.5 miles
Sarnia/Port Huron via Highway 401	149 km/ 93 miles

\*A Property with an Investment Ready: Certified Site designation means the Province of Ontario has received from the site owner assessments and other site related information required under the Investment Ready: Certified Site program. The Province has not verified the information and prospective purchasers, lessors and others should conduct their own usual due diligence and make such enquiries as they deem necessary before purchasing, leasing or otherwise investing in the subject site. Prospective purchasers, lessors and other interested in the subject site should check existing laws and regulations to confirm that this particular property is suitable for their intended purpose or use and what permits, approvals and consultations, including with aboriginal communities, are required in order to develop such property, as well as any costs associated with such development. This document, including all related photographs, is for information purposes only and is not intended to provide investment advice. Reliance upon any information shall be at the user's sole risk. All information should be verified independently before being used or relied upon. The Province of Ontario does not guarantee the quality, accuracy, completeness or timeliness of this information; and assumes no obligation to update this information or advise on further developments. The Province of Ontario disclaims any liability for unauthorized use or reproduction of any information contained in this document and is not responsible for any direct, indirect, special or consequential damages or any other damages caused, arising out of or in connection with use of this information. The Province of Ontario is not acting as a real estate broker or agent for any party in connection with the site described in this document.